

PT OF SE1/4
IN OR 1901/285
R621870 & R621871

CREWS HEATHER & JAMES ERIC
2661 WOODCHUCK PLACE
BALDWIN, FL 32234

2024

16-2S-23-0000-0001-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	188,772
UOP	600	20	120	10,746
TOTALS	2,708		2,228	199,519

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0681	POLE SHED	0 100	20	12	240.00	SF	15.00	15.00	100	2003	2003	3	32
2	1242	WD DECK A	0 100	10	10	100.00	SF	10.00	10.00	100	2013	2013	3	60
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2011	2011	3	50

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.25	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0200	01	2,228	117.2080	93.77	208,920	2013	2013	0	0	0	4.50	95.50		
1 SFR MODULR - 100% - 2003 Heated Area: 2108 HX Base Yr 2003														
Diagram showing building footprint with dimensions: 60' x 10' (top section), 62' x 31' (bottom section). Labels: UOP 2019, BAS 2014.														
2661 WOODCHUCK PL, BRYCEVILLE														

										BLD DATE		LGL DATE		
										XF DATE		LAND DATE		06/16/2023
										INC DATE		AG DATE		MLU

NASSAU COUNTY PROPERTY														
										PAGE 1 of 1				
										VALUATION SUMMARY				
										STANDARD				
										Tax Group: 6 Tax Dist:				
										BUILDING MARKET VALUE				
										TOTAL MARKET OB/XF VALUE				
										TOTAL LAND VALUE - MARKET				
										TOTAL MARKET VALUE				
										SOH/AGL Deduction				
										ASSESSED VALUE				
										TOTAL EXEMPTION VALUE HX HB				
										BASE TAXABLE VALUE				
										TOTAL JUST VALUE				
										NCON VALUE				
										INCOME VALUE				
										PREVIOUS YEAR MKT VALUE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328037	CO ISSUED	0	01/10/2014
B139936	NEW CONSTR	0	11/25/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1901/0285	1/17/2014	QC	U	I	11	39,842	
GRANTOR: CREWS HEATHER & JAMES							
GRANTEE: CREWS HEATHER & JAM							
1047/1804	4/03/2002	WD	Q	I		85,000	
GRANTOR: TOMLIN DANIEL S & DON							
GRANTEE: CREWS HEATHER							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2014] W6 UOP=[YR=2019] N10 W60 S10 E60\$ W62 S31 E68 N31\$.														